



City of Eastvale

NOTICE OF PREPARATION OF A DRAFT EIR

Date: September 16, 2019

To: Responsible and Trustee Agencies, Interested Parties and Organizations, Affected Property Owners

Subject: Notice of Preparation of a Draft Environmental Impact Report

Project Title: Project No. PLN 19-20026 - The Homestead Industrial Project by Orbis Real Estate Partners

Project Location: West of Archibald Avenue at the terminus of Limonite Avenue (see Exhibit 1, *Project Vicinity Map*)

Parcel Number: 144-010-015, -018, -020, -023, and -032

The City of Eastvale (City), as lead agency under the California Environmental Quality Act (CEQA), plans to prepare an environmental impact report (EIR) pursuant to CEQA. In accordance with Section 15082 of the State CEQA Guidelines, the City is issuing this Notice of Preparation (NOP) to inform you that an EIR will be prepared and to provide an opportunity for a meaningful response related to the scope and content of the EIR, including the potentially significant environmental issues, reasonable alternatives, and mitigation measures.

PROJECT DESCRIPTION

The proposed project would involve the development of an industrial park on an approximately 56-acre site. The proposed entitlements are as follows:

- **Change of Zone** from Heavy Agricultural (A-2) to Industrial Park (I-P)
- **Major Development Plan Review** for the development of seven (7) light industrial/warehouse buildings totaling approximately 1,080,060 square feet.
- **Tentative Parcel Map** to subdivide the project site into seven (7) parcels
- **Lot Line Adjustment** to subdivide the parcel so that the seller of the parcel (Dyt Family Trust) retains ownership of the portion of the original parcel
- **Variance** from the parking lot landscaping and shading requirements of the Zoning Code

See Exhibit 2, *Conceptual Site Plan*, for the anticipated site layout.

The project would also involve the following traffic and utility improvements:

- Widen the westerly right-of-way (ROW) of Archibald Avenue to 152 feet to meet the classification of Urban Arterial and 165 feet at the intersection per County of Riverside Std. No. 91.
- Extend Limonite Avenue to its westerly limit at the future bridge crossing Cucamonga Creek channel.
- Widen Limonite Avenue to 152 feet to meet the classification of Urban Arterial and 165 feet at the intersection per County of Riverside Std. No. 91.

- Relocate approximately four (4) existing Southern California Edison (SCE) transmission poles and overhead lines (SCE and telecommunication) along Archibald Avenue.
- Construct an access point on Archibald Avenue north of Limonite Avenue to serve the proposed project. The proposed access point is for truck ingress only. Egress will occur along Limonite Avenue.
- Modify traffic signal at the intersection of Archibald Avenue and Limonite Avenue.

EIR SCOPE

An EIR will be prepared to assess the effects of the project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the project that may accomplish basic project objectives while lessening or eliminating any potentially significant project impacts.

The City has initially identified the following environmental considerations as potentially significant effects of the project:

- | | |
|-----------------------------------|--------------------------------------|
| ▪ Aesthetics | ▪ Hydrology and Water Quality |
| ▪ Agriculture and Forestry | ▪ Land Use and Planning |
| ▪ Air Quality | ▪ Noise |
| ▪ Biological Resources | ▪ Public Services |
| ▪ Cultural Resources | ▪ Transportation and Circulation |
| ▪ Energy | ▪ Tribal Cultural Resources |
| ▪ Geology and Soils | ▪ Utilities |
| ▪ Greenhouse Gas Emissions/Energy | ▪ Wildfire |
| ▪ Hazards and Hazardous Materials | ▪ Mandatory Findings of Significance |

RESPONSIBLE AGENCIES

This NOP provides a description of the project and solicits comments from responsible agencies, trustee agencies, federal, state and local agencies, and other interested parties on the scope and content of the EIR to be prepared. Comments received in response to this NOP will be reviewed and considered by the lead agency in determining the scope of the EIR. Due to time limits, as defined by CEQA, your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this notice. We need to know the views of your agency as to the scope and content of the environmental information that is germane to you or your agency's statutory responsibilities in connection with the project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

OPPORTUNITY FOR PUBLIC REVIEW AND COMMENT

The City is requesting comments as to the scope and content of the EIR. Please provide your comments **before 5:00 p.m. on October 16, 2019.**

City of Eastvale
 Gina Gibson-Williams
 Planning Department
 12363 Limonite Avenue, Suite 910
 Eastvale, CA 91752
 Phone: 951-703-4460 | Email: Planning@eastvaleca.gov

Please include the name, phone number, and address of your agency's contact person in your response.

PUBLIC SCOPING MEETING

The CEQA process encourages comments and questions from the public throughout the planning process. Consistent with Section 21083.9 of the CEQA statute, a public scoping meeting will be held to solicit public comments on the scope and content of the EIR.

Date and Time: Tuesday, October 1st, 2019 at 6:00–7:30 p.m.

Place: City Council Chambers
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752

Sincerely,



Gina Gibson-Williams
Community Development Director

Attachments:

- Exhibit 1: Project Vicinity Map
- Exhibit 2: Conceptual Site Plan



